

MINUTE ITEM

25. SALES OF VACANT STATE SCHOOL LAND.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION AUTHORIZED THE SALE OF SCHOOL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
36	7422	Adrienne C. Burke
37	7421	Adrienne C. Burke
38	7441	William H. East
4	7408	Alfred Fentzling and Tomme Fentzling
25	7377	Leo E. Froomeess
32	7410	Harry S. Hooper and Warren A. Tinsley
5	7370	William J. Olson
41	7372	John F. Semenza
26	7504	Eugene Smith
24	7326	G. Kelton Steele

Attachments

Calendar Items Nos. 36, 37, 38,  
4, 25, 32, 5, 41, 26, and 24 (11 pages)

CALENDAR ITEM

36.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11516, LOS ANGELES LAND DISTRICT, INYO COUNTY, ADRIENNE C. BURKE - S.W.O. 7422.

An offer has been received from Adrienne C. Burke of Playa del Rey, California, to purchase Section 16, T. 18 S., R. 38 E., M.D.M., containing 640 acres in Inyo County, for \$1,280, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$10 per acre, or a total of \$6,400. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$6,400. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 18 S., R. 38 E., M.D.M., CONTAINING 640 ACRES IN INYO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, ADRIENNE C. BURKE, AT A CASH PRICE OF \$6,400.

CALENDAR ITEM

37.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11515, LOS ANGELES LAND DISTRICT, INYO COUNTY, ADRIENNE C. BURKE - S.W.O. 7421.

An offer has been received from Adrienne C. Burke of Playa del Rey, California, to purchase Tract 39, T. 19 S., R. 41 E., M.D.M. (original Section 36, T. 19 S., R. 40 E., M.D.M.), containing 640 acres in Inyo County, for \$1,280, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$10 per acre, or a total of \$6,400. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$6,400. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT TRACT 39, T. 19 S., R. 41 E., M.D.M. (ORIGINAL SECTION 36, T. 19 S., R. 40 E., M.D.M.), CONTAINING 640 ACRES IN INYO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, ADRIENNE C. BURKE, AT A CASH PRICE OF \$6,400.

CALENDAR ITEM

38.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5457, SACRAMENTO LAND DISTRICT, MONO COUNTY, WILLIAM H. EAST - S.W.O. 7441.

An offer has been received from William H. East of Canoga Park, California, to purchase  $E\frac{1}{2}$  of  $NE\frac{1}{4}$  of Section 36, T. 1 N., R. 29 E., M.D.M., containing 80 acres in Mono County, for \$200, or \$2.50 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$10 per acre, or a total of \$800. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$800. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE  $E\frac{1}{2}$  OF  $NE\frac{1}{4}$  OF SECTION 36, T. 1 N., R. 29 E., M.D.M., CONTAINING 80 ACRES IN MONO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, WILLIAM H. EAST, AT A CASH PRICE OF \$800.

CALENDAR ITEM

4.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5448, SACRAMENTO LAND DISTRICT, YOLO COUNTY, ALFRED FENTZLING AND TOMMEE FENTZLING - S.W.O. 7408.

An offer has been received from Alfred Fentzling and Tommee Fentzling of Woodland, California, to purchase the E $\frac{1}{2}$  of Section 36, T. 12 N., R. 4 W., M.D.M., containing 320 acres in Yolo County, for \$2,560, or \$8 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$8 per acre, or a total of \$2,560.

The land was advertised for sale with a stipulation that bids must be in excess of \$2,560. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE E $\frac{1}{2}$  OF SECTION 36, T. 12 N., R. 4 W., M.D.M., CONTAINING 320 ACRES IN YOLO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, ALFRED FENTZLING AND TOMMEE FENTZLING, AT A CASH PRICE OF \$2,560.

CALENDAR ITEM

25.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5445, SACRAMENTO LAND DISTRICT, MENDOCINO COUNTY, LEO E. FROOMESS - S.W.O. 7377.

An offer has been received from Leo E. Froomess of Palos Verdes Estates, California, to purchase the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 21, T. 20 N., T. 13 W., M.D.M., containing 40 acres in Mendocino County, for \$800, or \$20 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$20 per acre, or a total of \$800, including timber thereon.

The land was advertised for sale with a stipulation that bids must be in excess of \$800.

Pursuant to advertising, L. Dudley Phillips of Covina, California (App. 5477, Sacramento Land District - S.W.O. 7626), submitted a bid of \$25 per acre, or a total of \$1,000.

Under Section 2302(d) of the rules and regulations of the State Lands Commission, the first applicant was allowed twenty days from date of opening of bids (March 16, 1960) within which to submit the additional amount of \$200 to meet the highest qualified bid. The first applicant, Leo E. Froomess, met the high bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NE $\frac{1}{4}$  OF NW $\frac{1}{4}$  OF SECTION 21, T. 20 N., R. 13 W., M.D.M., CONTAINING 40 ACRES IN MENDOCINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, LEO E. FROOMESS, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$1,000.

CALENDAR ITEM

32.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5450, SACRAMENTO LAND DISTRICT, LASSEN COUNTY, HARRY S. HOOPER AND WARREN A TINSLEY - S.W.O. 7410.

An offer has been received from Harry S. Hooper of Kings Beach, California, and Warren A. Tinsley of Marysville, California, to purchase the  $W\frac{1}{2}$  and  $SE\frac{1}{4}$  of Section 9, T. 28 N., R. 16 E., M.D.M., and a portion of Lot 2 of Section 19, T. 28 N., R. 17 E., M.D.M., northerly from the southerly line of the Southern Pacific Company railroad right-of-way, containing a total of 511.98 acres in Lassen County. The applicants offered \$6 per acre for the land in Section 9 and \$7.50 per acre for the land in Section 19, or a total of \$3,119.85, the minimum values established by prior appraisals.

Staff reappraisals show that the lands are not suitable for cultivation without artificial irrigation and establish the value of the  $W\frac{1}{2}$  and  $SE\frac{1}{4}$  of Section 9, T. 28 N., R. 16 E., M.D.M., at \$6 per acre, or a total of \$2,880, and the value of that portion of Lot 2 of Section 19, T. 28 N., R. 17 E., M.D.M., northerly from the southerly line of the Southern Pacific Company railroad right-of-way at \$15 per acre, or a total of \$479.70. The applicants deposited the necessary amount to meet the total appraised value of \$3,359.70.

The lands were advertised for sale with a stipulation that bids must be in excess of the appraised values set forth above. Said notice further provided that bids could be submitted on all lands in any parcel or combination of parcels above described. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE  $W\frac{1}{2}$  AND  $SE\frac{1}{4}$  OF SECTION 9, T. 28 N., R. 16 E., M.D.M., AND THAT PORTION OF LOT 2 OF SECTION 19, T. 28 N., R. 17 E., M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, AT THE INTERSECTION OF SAID WEST LINE WITH THE SOUTHERLY LINE OF THE 300-FOOT RAILROAD RIGHT-OF-WAY DESCRIBED IN DEED RECORDED IN BOOK "U" OF DEEDS, PAGE 184, LASSEN COUNTY RECORDS, SAID INTERSECTION BEING 565 FEET NORTH OF THE WEST QUARTER-CORNER OF SAID SECTION 19; THENCE ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE SOUTH  $61^{\circ} 03'$  EAST 1165 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 2; THENCE EAST ALONG SAID SOUTH LINE OF LOT 2 A DISTANCE OF 258 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WEST 1277.76 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 755 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 31.98 ACRES, MORE OR LESS, CONTAINING A TOTAL OF 511.98 ACRES IN LASSEN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LANDS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, HARRY S. HOOPER AND WARREN A. TINSLEY, AT A CASH PRICE OF \$3,359.70.

CALENDAR ITEM

5.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5439, SACRAMENTO LAND DISTRICT, YUBA COUNTY, WILLIAM J. OLSON - S.W.O. 7370.

An offer has been received from William J. Olson of Fairfield, California, to purchase the E $\frac{1}{2}$  of E $\frac{1}{2}$  of Section 16, T. 17 N., R. 6 E., M.D.M., containing 160 acres in Yuba County, for \$5,600, or \$35 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$35 per acre, or a total of \$5,600.

The land was advertised for sale with a stipulation that bids must be in excess of \$5,600. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE E $\frac{1}{2}$  OF E $\frac{1}{2}$  OF SECTION 16, T. 17 N., R. 6 E., M.D.M., CONTAINING 160 ACRES IN YUBA COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, WILLIAM J. OLSON, AT A CASH PRICE OF \$5,600.

CALENDAR ITEM

41.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5440, SACRAMENTO LAND DISTRICT, SAN BENITO COUNTY, JOHN F. SEMENZA - S.W.O. 7372.

An offer has been received from John F. Semenza of Hollister, California, to purchase Lots 4 and 5 of Section 16, T. 14 S., R. 5 E., M.D.M., containing 83.02 acres in San Benito County, for \$1,245.30, or \$15 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$15 per acre, or a total of \$1,245.30.

The land was advertised for sale with a stipulation that bids must be in excess of \$1,245.30.

Pursuant to advertising, the bid of William I. Donahue of Hollister, California (App. 5484, Sacramento Land District, S.W.O. 7643), was received. A bid of \$17 per acre, or a total of \$1,411.34, was submitted.

Under Section 2302(d) of the rules and regulations of the State Lands Commission, the first applicant was allowed twenty days from date of opening of bids (March 31, 1960) within which to submit the additional amount of \$166.04 to meet the highest qualified bid. The first applicant, John F. Semenza, met the high bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT LOTS 4 AND 5 OF SECTION 16, T. 14 S., R. 5 E., M.D.M., CONTAINING 83.02 ACRES IN SAN BENITO COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, JOHN F. SEMENZA, WHO HAS MET THE HIGHEST QUALIFIED BID, AT A CASH PRICE OF \$1,411.34.

CALENDAR ITEM

26.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11553, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, EUGENE SMITH - S.W.O. 7504.

An offer has been received from Eugene Smith of Indio, California, to purchase the  $W\frac{1}{2}$ ,  $SE\frac{1}{4}$ ,  $W\frac{1}{2}$  of  $NE\frac{1}{4}$ ,  $SE\frac{1}{4}$  of  $NE\frac{1}{4}$ , and  $NE\frac{1}{4}$  of  $NE\frac{1}{4}$  of Section 16, T. 5 S., R. 9 E., S.B.M., excepting from said  $NE\frac{1}{4}$  of  $NE\frac{1}{4}$  0.8 acre patented by the State on November 17, 1934. The lands sought comprise 639.2 acres in Riverside County, for which \$3,995, or \$6.25 per acre was offered, the minimum value established by an appraisal under S.W.O. 6932. This application was acted on and rejected at the Commission's meeting December 17, 1959. The appraisal made under the former application represents the current value and shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$3,995. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE  $W\frac{1}{2}$ ,  $SE\frac{1}{4}$ ,  $W\frac{1}{2}$  OF  $NE\frac{1}{4}$ ,  $SE\frac{1}{4}$  OF  $NE\frac{1}{4}$ , AND  $NE\frac{1}{4}$  OF  $NE\frac{1}{4}$  OF SECTION 16, T. 5 S., R. 9 E., S.B.M., EXCEPTING FROM SAID  $NE\frac{1}{4}$  OF  $NE\frac{1}{4}$  0.8 ACRE PATENTED BY THE STATE ON NOVEMBER 17, 1934, CONTAINING 639.2 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, EUGENE SMITH, AT A CASH PRICE OF \$3,995.

CALENDAR ITEM

24.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5427, SACRAMENTO LAND DISTRICT, HUMBOLDT COUNTY, G. KELTON STEELE - S.W.O. 7326.

An offer has been received from G. Kelton Steele of Eureka, California, to purchase the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 13, the SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , and the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 24, T. 4 N., R. 3 E., and the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 32, T. 6 N., R. 4 E., H.M., containing a total of 160 acres in Humboldt County, for \$800, or \$5 per acre.

Staff appraisals show that the lands are not suitable for cultivation without artificial irrigation and establish their values, including timber thereon, as follows:

	PRICE PER ACRE	TOTAL VALUE
SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13 )	\$ 863.75 av.	\$ 34,550
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 24 ) T. 4 N., R. 3 E., H.M.	880.00 av.	35,200
SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24 )	715.50 av.	28,620
SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32 ) T. 6 N., R. 4 E., H.M.	1,222.75 av.	48,910
Total Appraised Value		\$147,280

The applicant deposited the necessary amount to meet the total appraised value of \$147,280.

The lands were advertised for sale with a stipulation that bids must be in excess of the appraised values set forth above. The notice further provided that bids could be submitted on all lands in any parcel or combination of parcels above described.

The following offers were received prior to advertising, and, where noted, were increased pursuant to advertising:

Applicant	Appl. No.	S.W.O. No.	Description	Appraised Value	Amount Bid	Increase
Roddiscraft, Inc.	5428	7334	SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 13, T. 4 N., R. 3 E., H.M.	\$34,550	\$34,850	\$300.
			SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 24, T. 4 N., R. 3 E., H.M.	35,200	35,500	300.
			SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 24, T. 4 N., R. 3 E., H.M.	28,620	28,920	300.
Van Vleet Wood Products Co.	5430	7337	SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 32, T. 6 N., R. 4 E., H.M.	48,910	--	--
Chezem Brothers	5432	7339	SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 32, T. 6 N., R. 4 E., H.M.	48,910	--	--

CALENDAR ITEM 24. (CONTD.)

Under Section 2302(d) of the rules and regulations of the State Lands Commission, the first applicant was allowed twenty days from date of opening of bids (March 25, 1960) within which to submit the additional amount of \$900 to meet the highest qualified bid. The first applicant, G. Kelton Steele, met the high bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 13, THE SE $\frac{1}{4}$  OF NW $\frac{1}{4}$ , AND THE SE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SECTION 24, T. 4 N., R. 3 E., AND THE SE $\frac{1}{4}$  OF SE $\frac{1}{4}$  OF SECTION 32, T. 6 N., R. 4 E., H.M., CONTAINING A TOTAL OF 160 ACRES IN HUMBOLDT COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LANDS, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, G. KELTON STEELE, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$148,180.